



Abbeyfield & Wesley Annual Report 18/19

Annual Report 18/19

The Board is pleased to present its report for 18/19.

Providing high quality housing and support for older people continues to be the focus of the association's activities.

This is more than our extensive program to maintain houses to a high standard and commitment to provision of first class support and care services. At the heart of the Abbeyfield ethos is overcoming loneliness and enabling older people to live a happy and fulfilled life in the company of others. 2018/19 saw an expansion of resident engagement and community involvement, including:

- As part of the "Breath of Fresh Air" programme the community garden at Wesley Court was opened, work started on transforming the garden at the Lurgan House and the "Door Step Challenge" had lots of residents planting and enjoying the abundance of flowers, and vegetables, which were grown.
- An Activities Programme was drawn up, with accompanying resources, for sheltered and supported sheltered housing. The sheltered housing support structure was adjusted to provide more opportunity for activity and engagement.
- Lunch clubs are now regular features in sheltered housing.
- A Loneliness Forum organised by the association brought together ideas from across the Abbeyfield movement and research was started on the barriers residents face in taking part in activities and engaging in the community.

The enthusiasm and dedication of the staff and volunteer team has been instrumental in making this happen.

Abbeyfield Guiding Principles

Abbeyfield believes:

- Older people have an important role to play amongst their families, friends and in the community;
- Overcoming loneliness and insecurity can make all the difference to an older person's well-being and quality of life; and
- Local people have an essential part to play in helping older people in the community.

Abbeyfield & Wesley Housing

Abbeyfield & Wesley provide a range of housing and support options for older people across Northern Ireland.



Houses are located in the following areas:

- 17 supported, sheltered houses (Ballycastle, Ballyclare, Ballymena, Ballymoney, Banbridge, Bangor x 3, Carrickfergus, Donaghadee x 2, Downpatrick, Greenisland, Holywood, Lurgan, Merville, and Portstewart) (156 units).
1 supported sheltered house owned by Choice and managed by Abbeyfield & Wesley (Bangor).
- Sheltered Schemes in Carrickfergus, New Mossley and East Belfast (95 units).
- Palmerston Care Home - purpose built dementia care home in East Belfast (38 units).



Total Housing Stock Owned by Abbeyfield & Wesley		
	Schemes	Rooms/Homes
Supported sheltered	17	149
Sheltered	4	96
General Needs Elderly	1	9
Dementia Care	1	39
Total	23	293
Managed by Abbeyfield & Wesley (SLA with Choice)		
Supported Sheltered	1	
	24	300
Property being held for sale		
	1	7
Total	25	307

The Board and Management Team

The Board of Management meets at least four times throughout the year and in 2018/19 met on five occasions. The Finance & HR Sub-Committee met on six occasions, the Property & Development Sub-Committee met on four, and the Governance & Audit Sub-Committee met once.

Members' attendance at board meetings during the course of the year were as follows:

Board Members	Meetings Attended	Possible Attendance
Mr Joe McKnight - Chairman	4	5
Mr Malcolm Beattie	3	5
Dr David Capper	4	5
Mrs Colette Fitzsimons (retired 9.7.18)	2	2
Mr Ken Gordon	5	5
Mrs Sharon Groves (retired 9.7.18)	1	2
Mrs Alwyn Hobart (resigned 11.6.18)	0	1
Mrs Maureen O'Hagan	2	5
Mrs Celia Worthington	3	5
Mr Mark Bryson	4	5
Mr Glenn Montgomery	3	5
Mr Andrew Shott	5	5
Mrs Eileen Stewart	5	5
Mr Billy Graham (co-opted 10.9.18)	3	3

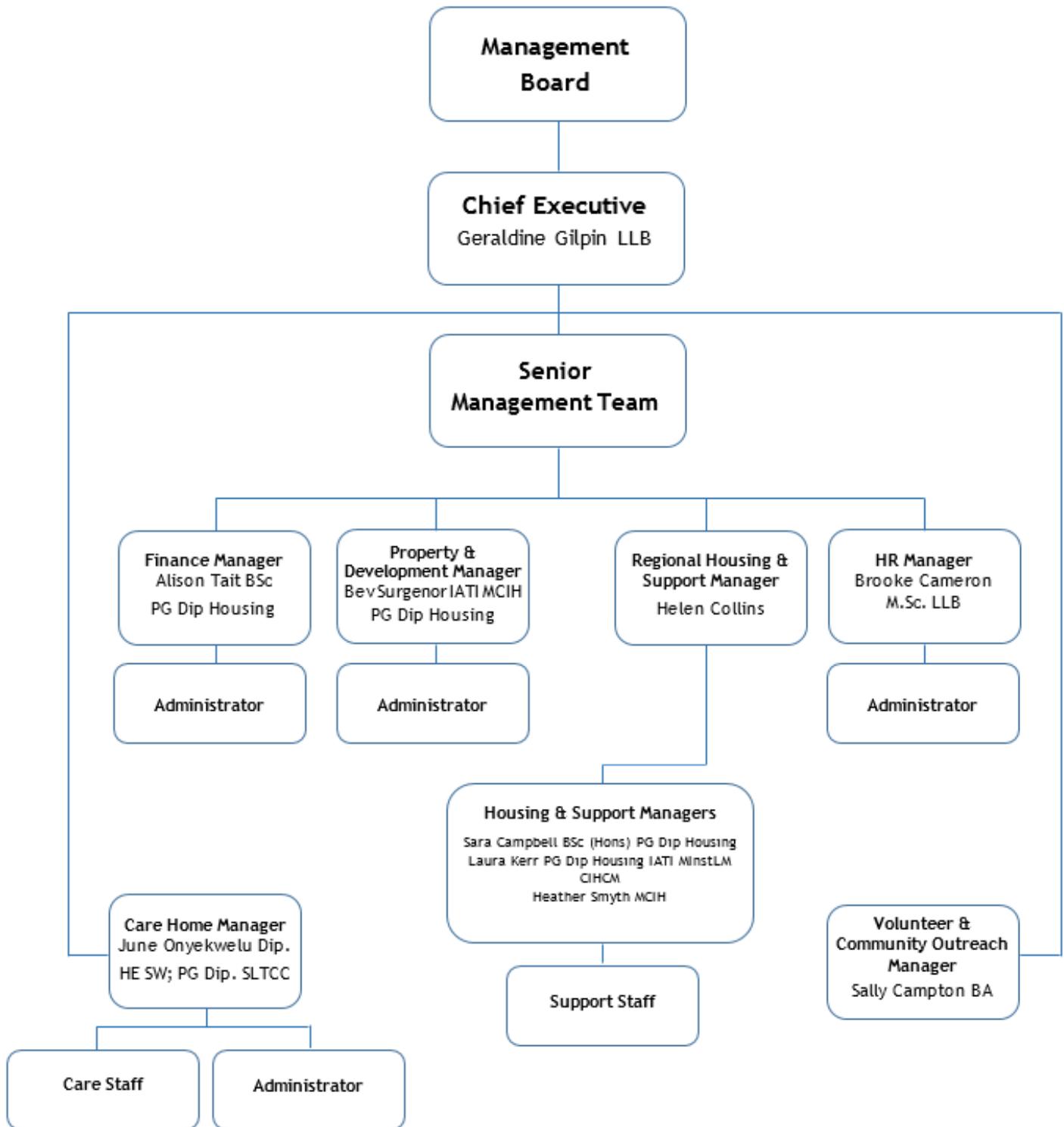
There was no remuneration paid to the board. Travel expenses totalling £96 were paid to a board member.



Joe McKnight, Chairman



Geraldine Gilpin, Chief Executive



Senior Management Team

Geraldine Gilpin, Chief Executive

Brooke Cameron, HR Manager

Sally Campton, Volunteer & Community Outreach Manager

Helen Collins, Housing & Support Manager

Bev Surgenor, Property & Development Manager

Alison Tait, Finance Manager

(There were no changes in the Senior Management Team during the year.)

Performance Review

a) Finance

Statement of Financial Position

At 31 st March 2019	2019	2018
Fixed Assets		
Housing Properties	£15,517,716	£15,753,549
Other Tangible Assets	£139,530	£144,449
Investments	£257,396	£242,710
	£15,914,642	£16,140,708
Current Assets		
Debtors	£115,444	£211,087
Cash and Bank Balances	£887,785	£385,834
Investments	£1,294,800	£1,600,000
Properties held for sale	£106,856	-
	£2,404,885	£2,196,921
Current Liabilities		
Creditors	(£381,168)	(£430,158)
Net Current Assets	£2,023,717	£1,766,763
Creditors Due After More Than One Year	(£11,251,493)	(£11,444,020)
Total Assets Less Current Liabilities	£6,686,866	£6,463,451
Financed By		
Share Capital	11	29
Capital Reserves	33	15
Revenue Reserves	£6,686,822	£6,463,451
	£6,686,866	£6,463,451

Statement of Comprehensive Income

Year Ended 31 st March 2019	2019	2018
Turnover	£4,354,437	£4,106,456
Operating Costs	(£4,171,880)	(£4,074,226)
Operating Surplus (Deficit)	£182,557	£32,230
Interest	£26,172	£26,746
Fair value adjustment on investments	£14,686	(£4,749)
Total Comprehensive Income for the Year	£223,415	£54,227

The Statement of Comprehensive Income shows a very healthy surplus of £223,415. However, this was mainly due to a generous legacy from the late Mrs. Winifred Edgar amounting to £194,800, £26,172 of interest received and fair value adjustments on investments of £14,686.

The association's policy in relation to donations and legacies is such that funds should be used to add to the services provided and not for general operations. A committee has been set up to consider projects which will enhance the existing services.

Leaving aside income from interest and the legacy, there is an operating deficit of £14,189 (in 17/18 there was a surplus of £19,524). Costs continue to increase, including increases in minimum wage payments (and the resulting implication for differential payment level), pension contributions and heat and light. The board wishes to keep rent and charges affordable for all, but this inevitably has an impact on the level of increases which can be implemented. Rents and support charges were increased by 3.5% at the start of the year, however, Supported People Funding was cut and this had followed no increases being implemented for the past five years. The balance between maintaining affordability and financial stability is increasing challenging.

Despite the financial challenges, an extensive property maintenance has continued to be implemented, with expenditure amounting to £645,940.

The level of voids has increased to 17% (15% in 17/18) although this does include voids when properties were unavailable due redecoration and maintenance and reflects the implications of the increasing age and level of frailty of residents and applicants.

The Statement of Financial Position shows a strong position, with net current assets of £2,023,359 and total reserves of £6,686,866.

b) Rents

	18/19	17/18
Rents and Other Charges	£4,676,537	£4,541,060
Less Voids	(£801,647)	(£715,903)
Total Collectable	£3,874,890	£3,825,157
Total Collected in 18/19	(£3,828,070)	(£3,655,555)
Arrears at End of Year	£46,820	£169,602

c) Residents

	No. of Units	Residents Housed During Year
Care Home	39	55
Supported Sheltered	156	161
Sheltered & General Needs Elderly	105	109
	<u>300</u>	<u>325</u>

d) Maintenance of Properties

Planned Maintenance	£174,722
Cyclical Maintenance	333,253
Response Repairs	137,965
	<u>645,940</u>

Six disability adaptations were completed during the year at a cost of £12583.

Governance

The Board is responsible for ensuring that the association is effectively and properly run. The Code of Good Governance sets out the principles and practices of good governance for the Association and this is based on the five principles set out in the Code of Good Governance (2nd edition 2016) adapted by the Developing Governance Group in Northern Ireland from the English Good Governance Code and endorsed by the Department for Social Development and the Charity Commission for Northern Ireland.

Internal Financial Control

The effectiveness of the Association's system of internal financial control is continually reviewed. The Board, along with senior management, ensure that detailed control and reporting procedures are in place.

Key elements of the control system:

- The Board has adopted a formal schedule of matters reserved for its approval ensuring it maintains responsibility for overall strategy, approval of all property transactions and other major capital expenditure projects.
- There is an organisational structure with clearly defined lines of responsibility and delegation of authority.
- Detailed budgets are prepared covering the Association's operations, which are approved by the Board. Actual results are compared against budget and appropriate action identified and initiated.
- The Governance Sub-Committee review matters relating to internal control.

The Governance & Audit Sub-Committee agreed a programme of work with Moore Stephens, the external Auditors during 2018/19 and audits were carried out on GDPR, fixed assets, service contracts and maintenance. The auditors reported that there was an adequate and effective system of governance, risk management and control.

The independent auditors ASM (B) Ltd reported that in their opinion the financial statements give a true and fair view of the state of the Association's affairs as at 31.03.19, have been properly prepared and there are no matters of concern to repeat.

Risk Management

The Board recognises that the operation of the Association will be subject to a range of risks and have developed a Risk Management Policy and Procedure which involves everyone in the Association.

The Board reviewed and managed risks which are likely to occur and could have a significant impact on the Association. Procedures to control these risks were then implemented and monitored on a rolling basis.

Further Information

For further information on the activities in 18/19:

- Newsletters: Summer 2018
Winter 2019
- Resident Surveys
- Value for Money Statement
- Report and Accounts

Secretary & Registered Office

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- Registered with The Charity Commission for Northern Ireland
Registration Number: NIC106288
- Registered as Industrial & Provident Society in Northern Ireland - IP244
- Registered with DfC - No. 46